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# STATE OF INDIANA

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DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
PHONE (317) 232-3775  
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INDIANA GOVERNMENT CENTER NORTH  
100 NORTH SENATE AVENUE N1058 (B)  
INDIANAPOLIS, IN 46204

## RESOLUTION # 2007-10

### RESOLUTION DECLARING THE NEED TO REASSESS REAL PROPERTY IN SHELBY COUNTY, INDIANA AS OF MARCH 1, 2006

WHEREAS, the Department of Local Government Finance (Department) is charged with maintaining a just and equitable valuation of real property throughout the state; and

WHEREAS, the Department finds the accurate assessment of real property to be an indispensable requirement for a fair and equitable system of property taxation; and

WHEREAS, the Department has adopted 50 IAC 21, an administrative rule that requires the annual adjustment of all property values in accordance with Ind. Code § 6-1.1-4-4.5 beginning with the March 1, 2006 assessment; and

WHEREAS, the assessment-to-sales ratio study submitted by the Shelby County Assessor indicated that assessments on residential property in the county were outside of the range of accuracy, specifically:

- a) Improved residential property assessments in Addison, Hanover, Hendricks, and Shelby Townships were outside the acceptable range of assessment accuracy required by 50 IAC 21; and

WHEREAS, the assessment-to-sales ratio study submitted by the Shelby County Assessor indicated that assessments on residential property in the county were regressive or progressive, specifically:

- a) Unimproved residential property assessments in Hanover and Liberty Townships were outside the acceptable range of assessment uniformity required by 50 IAC 21; and

WHEREAS, the assessment-to-sales ratio study submitted by the Shelby County Assessor indicated that assessments on commercial property in the county were outside of the range of accuracy, specifically:

- a) Improved commercial property assessments in Union Township were outside the acceptable range of assessment accuracy required by 50 IAC 21; and
- b) Unimproved commercial property assessments in Addison Township were outside of the acceptable range of assessment accuracy required by 50 IAC 21; and
- c) Six (6) sales were reported for Vacant Commercial property county-wide. It is unknown if other information, as specified in 50 IAC 21-5-2(b), was utilized in the annual adjustment process; and

WHEREAS the assessment-to-sales ratio study submitted by the Shelby County Assessor indicated that assessments on industrial property in the county were regressive or progressive, specifically:

- a) Improved industrial property assessments in Addison and Brandywine Townships were outside the acceptable range of assessment uniformity required by 50 IAC 21; and
- b) Six (6) sales were reported for Improved Industrial property county-wide and four (4) sales were reported for Vacant Industrial property county-wide. It is unknown if other information, as specified in 50 IAC 21-5-2(b), was utilized in the annual adjustment process; and

WHEREAS, a county-wide analysis of gross assessed values on all classes of industrial parcels revealed that seventy-six percent (76%) of these parcels had no change or a decline in assessed values from the 2005 assessment year to the 2006 assessment year; and

WHEREAS, a county-wide analysis of gross assessed values on all classes of commercial parcels revealed that ninety-four percent (94%) of these parcels had no

change or a decline in assessed values from the 2005 assessment year to the 2006 assessment year; and

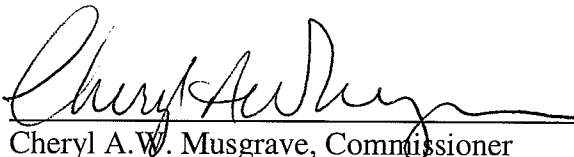
WHEREAS, a county-wide analysis of gross assessed values on all classes of residential parcels revealed that seventy-two percent (72%) of these parcels had no change or a decline in assessed values from the 2005 assessment year to the 2006 assessment year; and

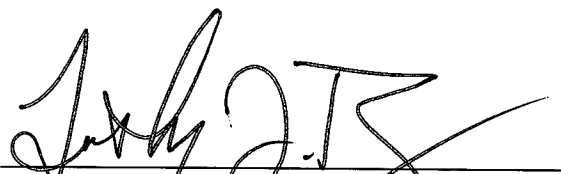
WHEREAS, upon review of all available data, the Department hereby finds compelling evidence of assessment errors and concludes that sufficient cause exists to justify further investigation into the reassessment of real property in Shelby County, Indiana.

NOW THEREFORE, BE IT RESOLVED by the Department that there is sufficient cause to believe it necessary to reassess real property in Shelby County, Indiana for the March 1, 2006, assessment date in accordance with Ind. Code § 6-1.1-4-9.

BE IT FURTHER RESOLVED THAT a public hearing on this Resolution and the reassessment of Shelby County, Indiana for the March 1, 2006, assessment date shall be held at the Shelby County Courthouse in compliance with Ind. Code § 6-1.1-4-9. Notice of the public hearing shall be published in accordance with Ind. Code § 6-1.1-4-10.

PASSED AND ADOPTED by the Department of Local Government of the State of Indiana on this the 4th day of September, 2007.

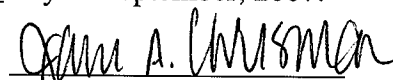
  
Cheryl A. W. Musgrave, Commissioner  
Department of Local Government Finance

  
Timothy J. Rushenberg, General Counsel  
Department of Local Government Finance

State of Indiana                    )  
  ) SS:  
County of Marion                 )

Before me, a Notary Public for Marion County, Indiana, personally appeared the foregoing signatories, who being first duly sworn, acknowledged the execution of the foregoing Resolution and stated that any representations contained therein are true.

Witness by hand and Notarial Seal this 4<sup>TH</sup> day of September, 2007.

  
Signature

JANE A. CHRISMAN  
Printed Name

I am a resident of BARTHOLOMEW County, INDIANA.

My commission expires: JULY 20, 2009.